

EXHIBIT NO. 4

BENJAMIN B. ROSENSTOCK, ASSIGNEE
OF FARMERS AND MECHANICS
NATIONAL BANK, MORTGAGEE
OF THE WELLER CORPORATION OF
FREDERICK, INC.

ON PETITION

- * NO. 27506 EQUITY
- * IN THE CIRCUIT COURT
- * FOR FREDERICK COUNTY
- * MARYLAND

* * * * *

ACKNOWLEDGMENT OF PURCHASE**ASSIGNEE'S SALE**

of valuable fee simple, improved, real property located in the Lake Lingenore area of the New Market Election District of Frederick County, Maryland.

Under and by virtue of a power of sale contained in a mortgage from The Weller Corporation of Frederick, Inc., dated July 22, 1970, said mortgage being recorded in Liber 828, folio 430, among the Land Records of Frederick County, Maryland; said mortgage being in default and having been assigned to the undersigned assignee for the purpose of foreclosure, the undersigned, as assignee of said mortgage, will offer for sale at public auction at the front door of the Frederick County Courthouse located in Frederick City, Frederick County, Maryland, on:

THURSDAY, DECEMBER 1, 1977

AT 11:00 A.M.

all the following described real estate, being all of the land subject to the aforesaid mortgage, to wit:

All that large tract of land and two small separate lots situate, lying and being in the New Market Election District of Frederick County, Maryland, and being more particularly described as follows:

PARCEL NO. 1: (Large Tract) Beginning at a concrete marker north 56° 34' east 3653.33 in the outline of the whole farm, the marker is shown on the plot of Longview, a subdivision recorded in Plot Book 4, folio 19, and running thence, (1) north 16° 07' west 661.12 feet to an iron pipe marker in the north margin of a 50 foot road right-of-way and at the southwest corner of Lot No. 4, Plot of Longview recorded in Plot Book 4, folio 19, one of the Land Records of Frederick County, Maryland, and running thence by and with the north margin of said 50 foot road right-of-way two lines of division, (2) south 84° 25' west 173.92 feet, (3) north 82° 33' west 130 feet thence leaving said road and continuing by line of division, (4) north 18° 58' west 1000.78 feet to an iron pipe marker intersecting the southwest lot line of Lot No. 12 of Longview, thence with the southwest line of Lot No. 12, 13 and 14, (5) north 30° 45' west 362.85 feet to marker N1129.75 E2014.62, (6) north 73° 30' west 414.91 feet to marker N2047.59 E2416.79, (7) south 44° 40' west 900.00 feet to marker N1407.50 E1785.58, (8) south 46° 42' west 394.4 feet to marker N1137.01 E1498.54, (9) south 28° 01' west 450 feet to marker N739.75 E1287.16, (10) south 26° 16' east 442.4 feet to marker N344.75 E1486.40, (11) south 22° 38' west 545.8 feet to an iron pipe marker, (12) north 61° 57' west 409.45 feet to marker N33.47 E911.37, (13) south 28° 01' west 809.5 feet to marker S691.16 E531.14, (14) south 60° 51' east 165 feet to marker S761.04 E679.93, (15) south 19° 59' west 247.36 feet to marker S996.46 E595.38, (16) south 57° 24' east 283.81 feet to marker S1150.17 E815.75, (17) south 31° 06' west 460.05 feet to marker S1544.14 E598.15, (18) south 57° 50' east 921.6 feet to marker S2037.14 E1376.89, (19) north 44° 29' east 1514.1 feet to a planted stone at a corner of the whole farm and indicated on said plot 3957.54 E2437.19, (20) north 25° 45' east 334.22 feet to marker S633.52 E2590.09, (21) north 22° 39' east 549.20 feet to marker S131.69 E2802.63, (22) south 62° 35' east 815.68 feet to marker S504.76 E3350.84, (23) north 29° 07' east 642.26 feet to the place of beginning, containing 184.89 acres, more or less.

PARCEL NO. 2: (Two Small Lots) All those two lots or parcels of land being known and designated as Lots No. 2 and 3 on the Plot of Longview subdivision, which said plot is recorded in Plot Book 4, folio 19, one of the Plot Records of Frederick County, Maryland, said Parcel No. 2 containing in the aggregate 3.8 acres of land, more or less, being 1.66 acres in Lot 2 and 1.34 acres in Lot 3,

Parcel No. 1 and 2 being all that land conveyed by Harold P. Weller and Irma M. Weller, his wife, unto The Weller Corporation of Frederick, Inc., by a deed dated July 22, 1970, and recorded in Liber 827, at folio 421, one of the Land Records of Frederick County, and being also those parcels of land designated as Parcel No. 1 and Parcel No. 2 in a deed dated September 3, 1970, from The Weller Corporation of Frederick, Inc., et al., unto Lingenore Corporation, and recorded in Liber 831, at folio 117, one of the Land Records of Frederick County.

The property to be foreclosed herein is improved with a two-story, six-room frame and stucco dwelling with metal roof and stone foundation. The house interior consists of plaster walls and pine flooring with plumbing and other normal utilities. The property is further improved with a dairy, several outhouses, wagon shed, large cow barn, and various other farm outbuildings. The property is being sold pursuant to previous survey descriptions contained in the mortgage. The Assignee has not had the property surveyed, and the expected bidder will be purchasing the property in total regardless of deficiency or surplus in acreage.

TERMS OF SALE: A deposit of 10% of the sale price will be required of the purchaser at the time and place of sale in the form of cash or check acceptable to Assignee. The balance of the purchase price shall be paid within 10 business days of the reflection of the sale by the Circuit Court for Frederick County, Maryland, with interest to be paid on the unpaid balance of the purchase price from the date of auction sale to the date of final settlement, at the rate of 8% per annum. Taxes and other public charges and assessments shall be adjusted for current year payment to date of sale and assumed thereafter by the purchaser. All settlement costs and notarization costs of any nature shall be paid by the purchaser. Assignee reserves the right to withdraw the herein described property from sale at any time. In the event of default, the Assignee reserves the right to forfeit the 10% deposit as liquidated damages. The property herein is being sold subject to all Federal, State and County laws and ordinances which may affect the property and its use, as well as all easements and covenants of record which may be superior to the mortgage being foreclosed.

NOTE: For additional information, contact the Assignee or auctioneer.

BENJAMIN B. ROSENSTOCK,

Assignee

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